



41 Carrick Knowe Hill
CARRICK KNOWE | EDINBURGH | EH12 7BU


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Beautifully presented, two bedroom upper flat boasting a well-sized rear garden in the popular residential area of Carrick Knowe to the west of Edinburgh's city centre.

This stunning home has been tastefully decorated to a high standard throughout, and is offered to the market in move-in condition. The spacious living room forms the main public space in the property and the room lets in plenty of natural light, making a great space for relaxing or entertaining. Off this lies the modern kitchen which benefits from a good amount of cupboard storage. The two bedrooms are both well-sized doubles, with both rooms boasting built-in storage space. A contemporary family bathroom completes the accommodation internally.

Offering immense appeal to first-time buyers, young families, as well as those looking to downsize, early viewing is highly recommended to avoid missing out on this stunning home.

- Two-bedroom upper flat
- Popular residential area
- Living room
- Modern kitchen
- Two double bedrooms
- Family bathroom
- Entrance hallway
- Floored attic with potential for conversion
- Gas central heating
- Double glazing
- Rear garden

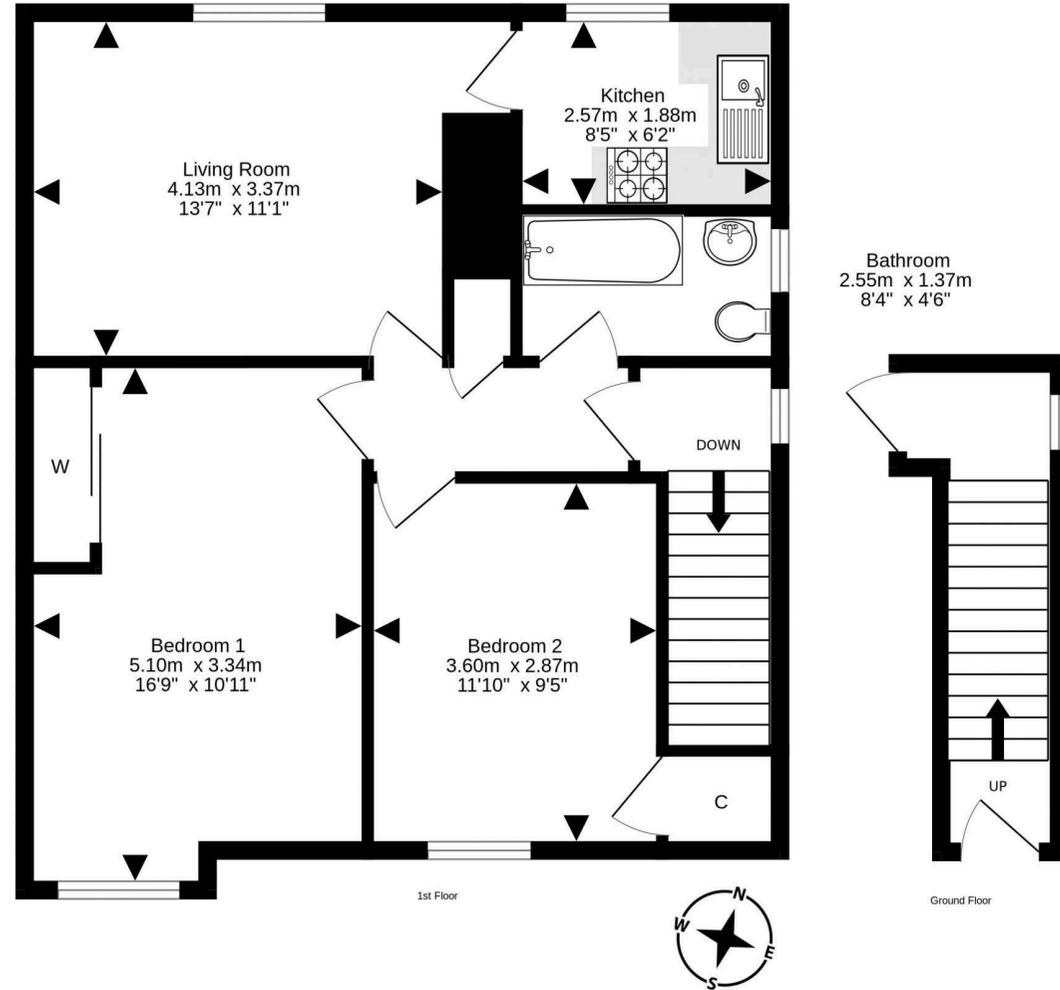
Stoves cooker, fitted wardrobe, curtains and fitted blinds will all be included within the sale. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Carrick Knowe is a popular residential district some 3 miles from Edinburgh City Centre with its own shopping precinct, school, public park and municipal golf course. A wide selection of local amenities cater for day to day requirements with further shopping opportunities at the Gyle Centre and Hermiston Gait Retail Park. Schooling is well represented from nursery to senior level. Frequent public transport runs to the City Centre and surrounding areas and there is the added benefit of The Gyle train station nearby. Easy access to Edinburgh City Bypass provides links to major motorway networks and Edinburgh International Airport





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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